143.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	730,500 / 730,500
					USE VALUE:	730,500 / 730,500
					ASSESSED:	730,500 / 730,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITACRE ANDREW K & LINDSAY M
Owner 2:	
Owner 3:	
Street 1:	137 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WILSON FLORENCE ANN -
Owner 2:	-
Street 1:	137 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,150 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Aluminum Exterior and 1582 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	270,900		459,600	730,500
Total Card	0.118	270,900		459,600	730,500
Total Parcel	0.118	270,900		459,600	730,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.76 | /Parcel: 461.7

Legal Description

User Acct 93142

GIS Ref

GIS Ref

Insp Date 07/02/12

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0008-0003.0

!11144!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,000	0	5,150.	459,600	730,600	730,600	Year End Roll	12/18/2019
2019	101	FV	214,500	0	5,150.	430,900	645,400	645,400	Year End Roll	1/3/2019
2018	101	FV	214,500	0	5,150.	356,200	570,700	570,700	Year End Roll	12/20/2017
2017	101	FV	214,500	0	5,150.	327,500	542,000	542,000	Year End Roll	1/3/2017
2016	101	FV	214,500	0	5,150.	298,700	513,200	513,200	Year End	1/4/2016
2015	101	FV	202,400	0	5,150.	293,000	495,400	495,400	Year End Roll	12/11/2014
2014	101	FV	202,400	0	5,150.	272,300	474,700	474,700	Year End Roll	12/16/2013
2013	101	FV	202,400	0	5,150.	259,100	461,500	461,500		12/13/2012

PRINT

Date	Time
12/11/20	01:20:51

LAST REV

Date	Time
02/27/20	11:51:50
danam	
11144	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON FLORENCE	56740-93		4/15/2011	Change>Sale	432,000	No	No		
	10343-173		8/26/1963		99	No	No		N

USER DEFINED

Prior Id # 1:	93142
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2019	1543	Redo Bas	30,000	O				
9/9/2014	1149	New Wind	2,200					Install 4 replacem
7/31/2014	919	Solar Pa	2,640					
10/17/2011	1317	Manual	5,400					insulation
9/17/2010	2024	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	Permit Insp	PC	PHIL C
7/2/2012	Measured	JBS	JOHN S
11/11/2008	Meas/Inspect	355	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	80.	1.12	9									459,598						459,600	

Total AC/HA: 0.11823 | Total SF/SM: 5150 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 459,598 | Spl Credit | Total: 459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31371689
Const Adj.:	0.98000199
Adj $ / SQ:	167.368
Other Features:	75750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392627
Depreciation:	121714
Depreciated Total:	270913

COMMENTS

SCUTTLE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

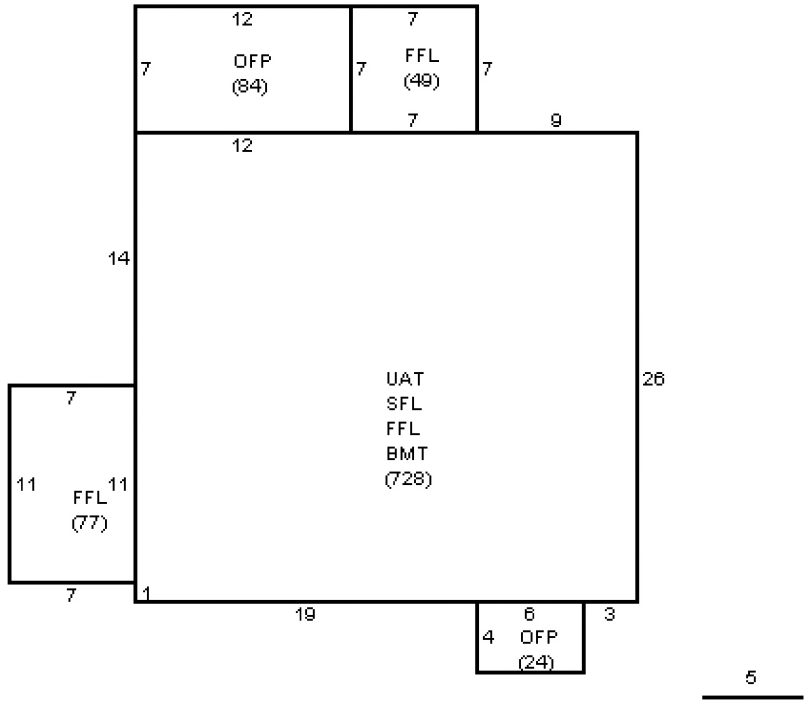
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.37
Special Features:	0	Val/Su Net:	104.19
Final Total:	270900	Val/Su SzAd	171.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	854	167.370	142,932
BMT	Basement	728	50.210	36,553
SFL	Second Floor	728	167.370	121,844
UAT	Upper Attic	182	66.950	12,184
OFP	Open Porch	108	31.140	3,363

Net Sketched Area:	2,600			Total:	316,876
Size Ad	1582	Gross Are	3146	FinArea	1582

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

143.0-0008-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	